

Telephone: 651-266-6712

Facsimile: 651-228-3341



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

25 West Fourth Street Saint Paul, MN 55102

To: Comprehensive Planning Committee

From: Anton Jerve, Patricia James

Date: April 13, 2010

Subject: Geographic Information Systems (GIS) Official Zoning Map Report

Purpose

The official zoning map is proposed to transition from a set of 44 mylar and paper panels to an electronic, GIS-based file. The digital maps will provide several advantages, including:

- Maps will be easier to update and the format will eliminate panel updating errors
- Maps will be available in color and black and white
- Maps will have the ability to be customized and searchable
- GIS files provide increased analysis capabilities
- Electronic maps will provide the ability to link to Ramsey County and City website interactive maps

Background

The official zoning map has been maintained as a paper copy continually updated by hand. This has led to several issues, such as:

- Errors on the map due to the same zoning districts appearing on multiple pages and only one page being updated
- Lack of precision with hand drawn updates
- Remnants of annotation notes that no long refer to a zoning district
- Black and white maps are complicated for users to determine zoning districts
- Page breaks make it difficult to use for properties along panel "seams'
- Not customizable
- Difficult to update online copies of panels

A digitized map will provide additional clarity, customization, analysis capabilities, and ease of use

Digitizing Process

The zoning map was first digitized by a private company several years ago. It was reviewed for accuracy and several errors were discovered in the review process. Due to these severe discrepancies and formatting deficiencies, the original digitized map has been recreated in GIS by PED staff and was designed to be as accurate as possible and to be easily updated as needed. Zoning lines were aligned with parcel lines, lot lines, and/or section lines where applicable. This allows staff to remove dozens of annotated measurements that have been maintained on the

paper map to indicate the distances. The new zoning GIS layer allows for spatial analysis with other GIS data.

Throughout the digitizing process, several general guidelines were followed:

- Zoning districts were aligned with street center lines, parcel lines, lot lines, and section lines.
- Split zoned parcels were avoided where not platted or established as part of a plan.
- Railroad parcels that were split zoned down the railroad centerline in the previous map have been reclassified following the parcel lines, and the parcels were given the least restrictive of the two zoning districts.
- Parcels with zoning discrepancies between the official paper map and GIS were researched in the zoning history files to determine the correct zoning district.
- Annotated measurements were removed from maps where the zoning border is along a lot line, parcel line, or section line.

Mapping Errors and Revisions

Several mapping errors, listed in detail below, were discovered in the process of digitizing the zoning maps. These were errors in the official maps that need to be corrected in the digital map. Staff reviewed the zoning history, parcel ownership, and planning reports to determine the correct zoning district to be reflected in the new maps. The proposed corrections are listed in the following table.

Mapping Errors

Address	Old Map	PIN	Former Zone	New Zone	Reference Notes
	Panel				
1665 White Bear	6	222922110154	B3/R3	В3	Zoning Case 02-175-609
Ave N					
412 Dunlap	14	342923410068	В3	RM2	Zoning Case 06-077-669
600 Snelling Ave	8	342923230138	RM2	B3	Zoning file 5424
25 Dale	15	022823140183	RM2	TN1	Zoning Case 05-050-150
476 Sherburne		362923240213	B1/R4	R4	Zoning File 8085
St Anthony /	14	342923310027	I1/B2	B2	Subdivision Staff Report
Hamline		342923310018			07-076-549
		342923310025			
		342923310020			
Kellogg and	15	062822220002	CA/RM2	None (ROW)	Mn/DOT owned
Mulberry		062822220001			
adjacent to bridge					
over 94					
94 &	16	322922310050	I1/R1	R1	Trout Brook – Lower
Payne/Mounds					Phalen Creek Greenway
Blvd					zoning ordinance
1220 Sylvan	4	192922340034	RM2/I1	I1	Zoning Files 5195, 5251
425 W. 7th	15	012823410141	RT2	B2	Zoning File 9222
0 Franklin	7	292923330053	I1	None (Air	Plat map
(between Curfew				rights)	
and Eustis)					

As part of the review process, several parcels are recommended for changed zoning because they are isolated zoning districts within a parcel and are not attached to any current land use.

Mapping Revisions

Address	Panel	PIN	Former	New	Reference Notes
			Zone	Zone	
799 Snelling	8	162823110085	B2	RT1	Former site of separate building, now
Ave					playground for school
1585	6	222922430048	B1	R3	Property always owned by Water
Maryland Ave					Commission "Hazel Park Pumping
					Station"
1536 Hewitt	8	272923320067	B1	RT1	Hamline University campus. Officials
Ave					agreed to have zoning reflect
					surrounding RT1
1885 & 1871	18	352922320064	R3/RM1	RM1	Corrects split-zoned setback. Zoning
Wilson		352922320065			Files 6734, 6990

In addition to the revisions above, staff also revised zoning districts across railroad parcels. Formerly, railroads were often treated like right-of-way and split-zoned along the centerline of the rail line. However, rail lines occur in parcels, not right-of-way, so this practice has created many split-zoned parcels. In the digital zoning map, staff is proposing to correct this by stretching the least restrictive zoning category across the railroad parcel.

Text Revisions

Several minor text edits, below, support the adoption of the new zoning map. These changes reflect the change from moving zoning districts from railroad centerlines to railroad parcel lines. Additionally, language is added to acknowledge that zoning districts follow section lines. In the current official map this was indicated by including annotated measurements on the map, but with the GIS map section lines can be shown with the zoning districts, thus eliminating the need for annotations.

Sec. 60.303. Official zoning maps.

The city is divided into various zoning districts shown on the maps accompanying this code, which maps are entitled "Zoning Map of Saint Paul." Such maps and any amendments, with all explanatory matter thereupon, are hereby made a part of this code and shall be as much a part of this code as if the matter and information set forth thereon were all fully described herein.

Sec. 60.304. District boundaries interpreted.

Where uncertainty exists with respect to the boundaries of any of the districts established in this code as shown on the zoning map, the following rules shall be applied:

(a) Where district boundaries are indicated as approximately following the centerline of streets or highways, street lines, <u>or</u> highway right-of-way lines or railroad right-of-way lines, such centerlines, street lines or right-of-way lines shall be construed to be said boundaries.

- (b) Where district boundaries are indicated as approximately following lot lines or section lines, such lot lines or section lines shall be construed to be said boundaries.
- (c) Where district boundaries are indicated as approximately parallel to the centerlines of streets or the centerlines of right-of-way lines of highways or railroads, such district boundaries shall be construed as being parallel thereto and at such distances therefrom as indicated on the zoning map. If no such distance is given, such dimensions shall be determined by the use of the scale shown on said zoning map.
- (d) Where the boundary of a district follows a stream, river, lake or other body of water, said boundary line shall be deemed to be at the limit of the jurisdiction of the city unless otherwise indicated.
- (e) Where the boundary of a district follows a subdivision boundary line, such boundary line shall be construed to be said district boundary line.
- (f) Decisions on floodway and flood fringe overlay district boundaries shall be based on the regional flood profile and examination of the floodway delineation on the flood insurance rate map and other supporting technical data in the flood insurance study as adopted in section 68.102. [deletion is also included in the floodplain amendments before City Council for adoption.]
- (g f) Where unzoned property may exist, or where public right-of-way may be realigned, or where there is any uncertainty, contradiction or conflict as to the intended location of district boundaries shown thereon, interpretation concerning the exact location of the district boundary lines shall be determined by resolution of the city council upon recommendation by the planning commission. The commission may hold a public hearing.

Staff Recommendation

The resolution initiating the zoning map study is on the April 23, 2010, Planning Commission agenda for approval. Assuming approval of this resolution, staff recommends forwarding this study to the Commission at the May 7, 2010, meeting, along with a recommendation to release the study for public review and hold a public hearing on the map amendments at the June 18, 2010, Planning Commission meeting.

Attachments

An $8 \frac{1}{2}$ x 11 grayscale copy of the revised maps is attached. Full-sized color panels will be available for discussion at the meeting on April 20, 2010.